

WALLINGFORD BUILT ENVIRONMENT

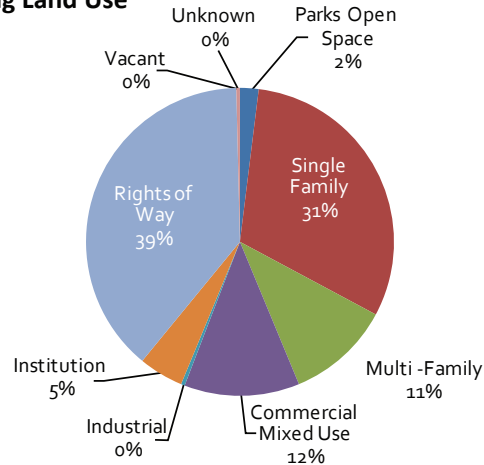
Wallingford	2000 Census
Housing Units	2,617
Owner Occupied	842
Renter Occupied	1,696
Vacant Housing Units	79
Average HH Size	1.86
Owner Occupied	2.19
Renter Occupied	1.69
Median Contract Rent	\$769
Median House Value	\$297,211

*SF-3 block group estimates

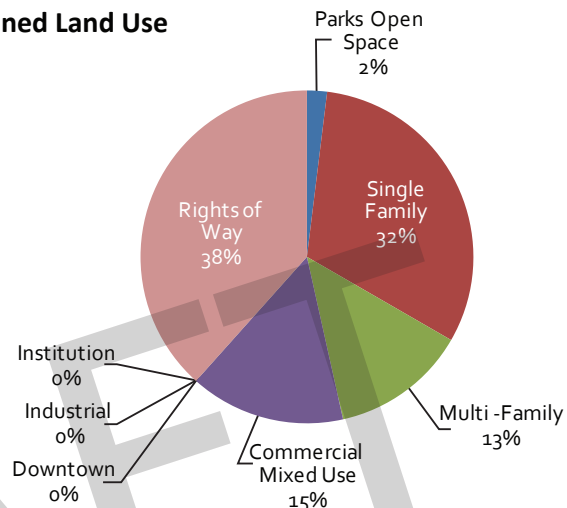
Current Densities	as of 2007
Gross Acres	257
Housing Units/Acre	10.90
Population/Acre	19.20
Jobs/Acre	11.40

Source for land use and density information: DPD
(Comprehensive Planning section)

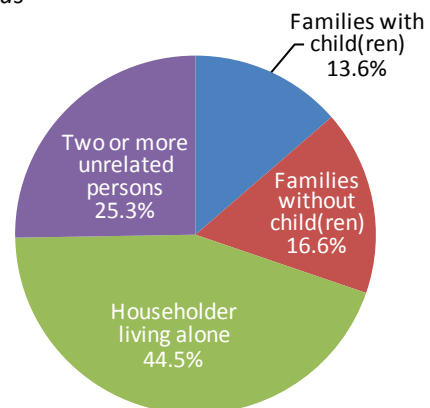
Existing Land Use



Zoned Land Use



Household Types
for all households

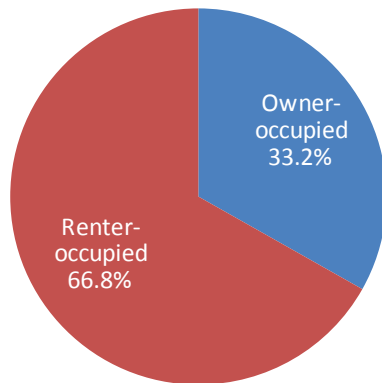


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

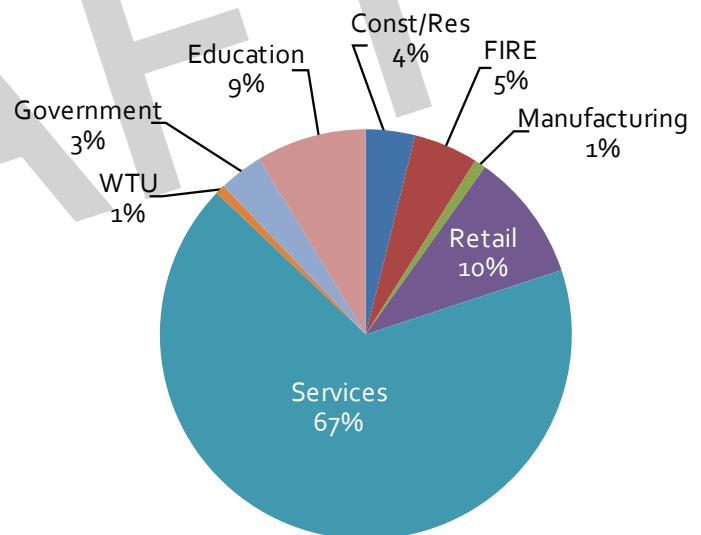
Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Wallingford Neighborhood Plan: <http://www.seattle.gov/neighborhoods/npi/matrices.htm>
- Wallingford Design Guidelines: [http://www.seattle.gov/dpd/Planning/Design Review Program/Applicants Toolbox/Design Guidelines/DPD_001604.asp](http://www.seattle.gov/dpd/Planning/Design%20Review%20Program/Applicants%20Toolbox/Design%20Guidelines/DPD_001604.asp)

Web Links

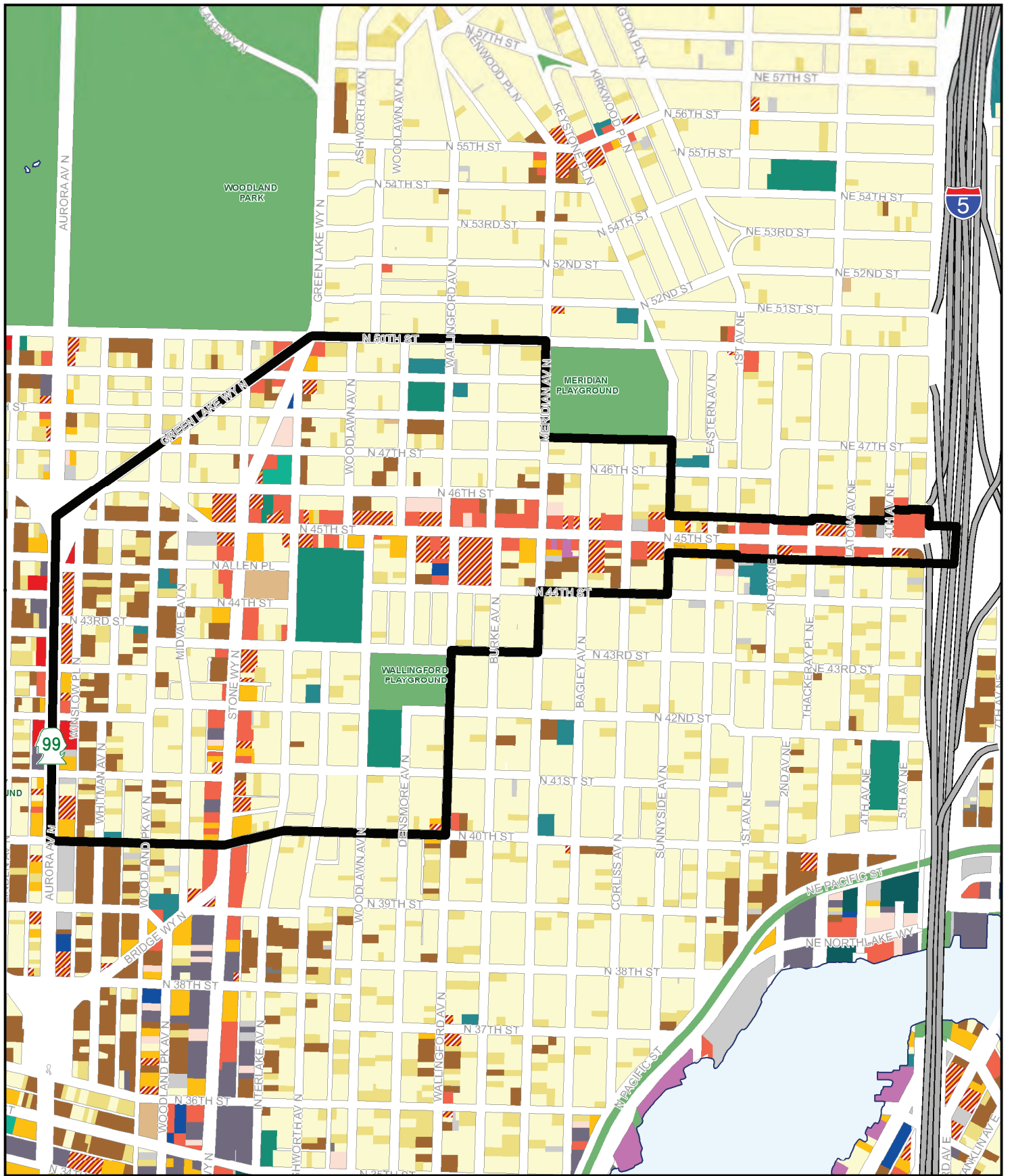
- Department of Planning and Development: <http://www.seattle.gov/dpd/>
- Department of Planning and Development Zoning and Building Codes: <http://www.seattle.gov/dpd/resourcecenter/>

2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

Nice Image Here



Wallingford

Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

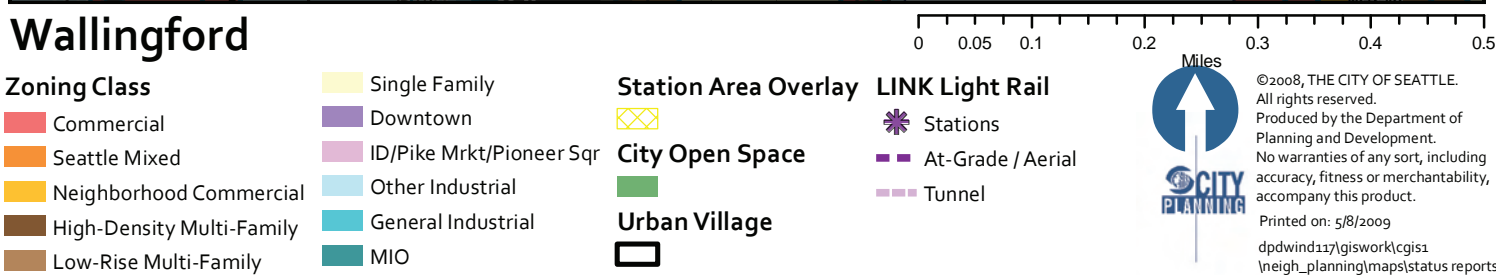
Water Body
Easement
Vacant
Unknown
Urban Village

LINK Light Rail

Stations
At-Grade / Aerial
Tunnel



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WALLINGFORD GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Wallingford	257	2,520	10	400	12	N/A	N/A	N/A	N/A

Development Capacity as of 2007

Development Capacity	
Housing Units	1,328
Commercial S.F.	113,025
Jobs	377

Source: DPD capacity model

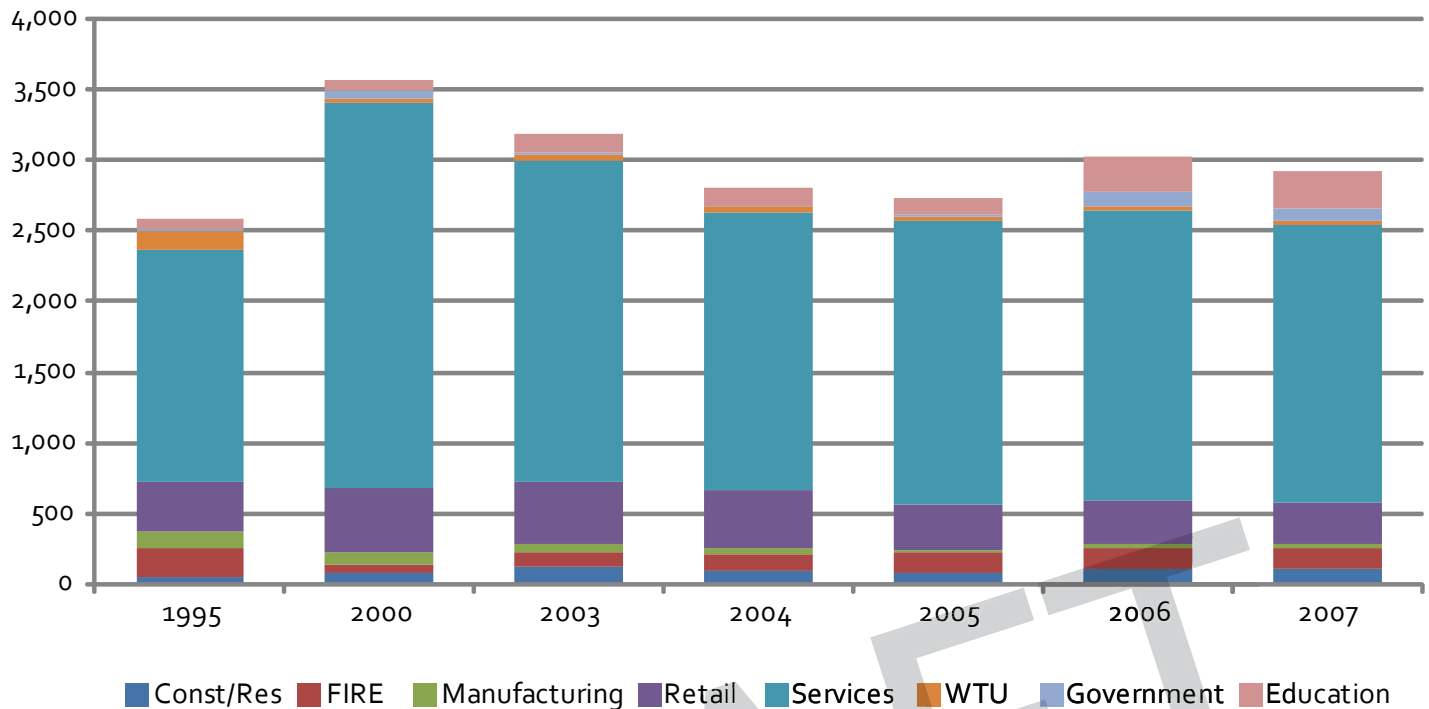
Image Here

Residential Construction

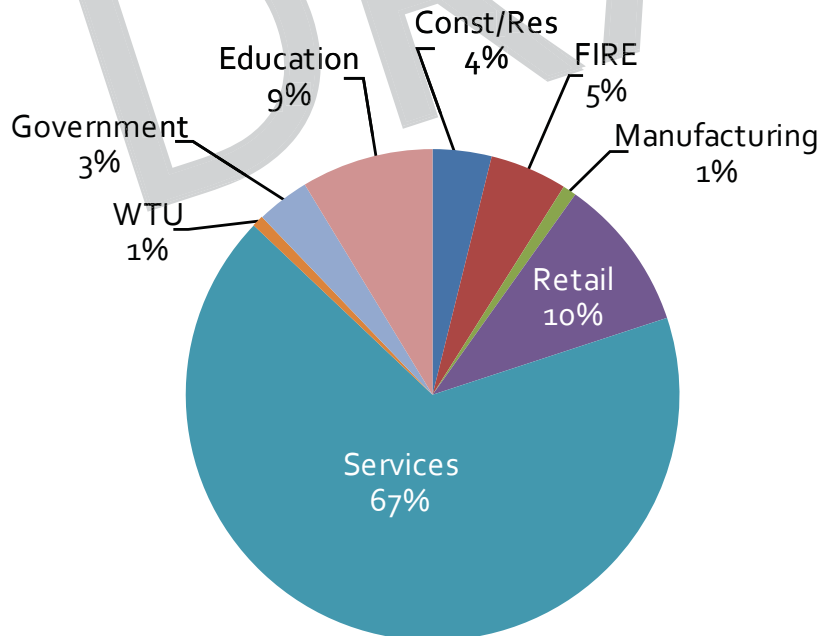
Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	38	7	3
Accessory Dwelling Units	1	1	0
Multi-Family	130	70	0
Mixed Use	185	50	0
Institution	0	0	
Industrial	0	0	
Total New	354	128	3

Source: DPD permit tracking

Employment by Sector



2007 Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.

Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

Web Links:

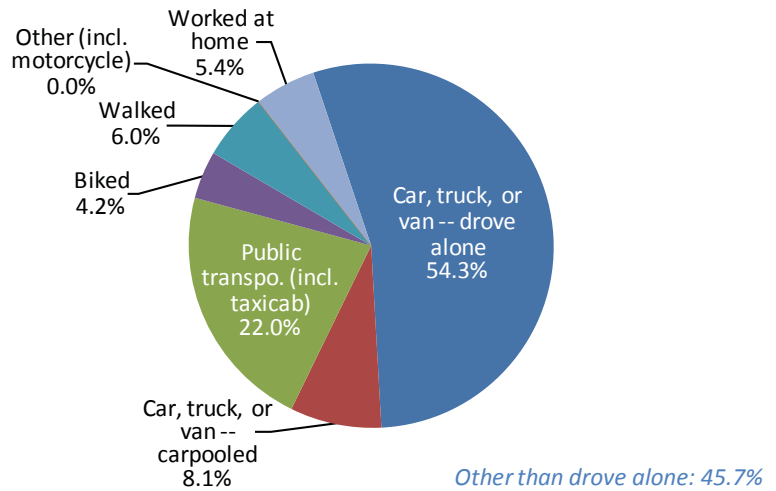
- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

WALLINGFORD TRANSPORTATION

Nice Picture Here

Means of Transportation to Work

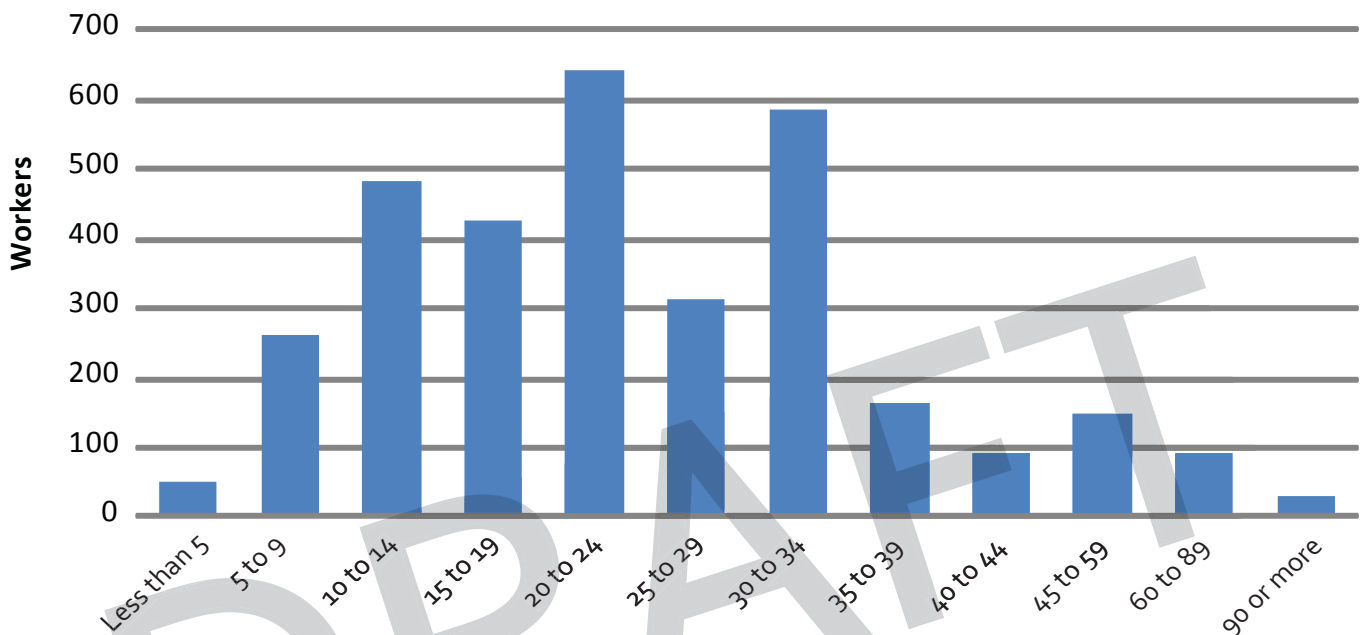
for workers 16 years and older



Source: 2000 Census, SF-3 block group estimates

Travel Time to Work (in minutes)

for workers 16 years and older not working at home

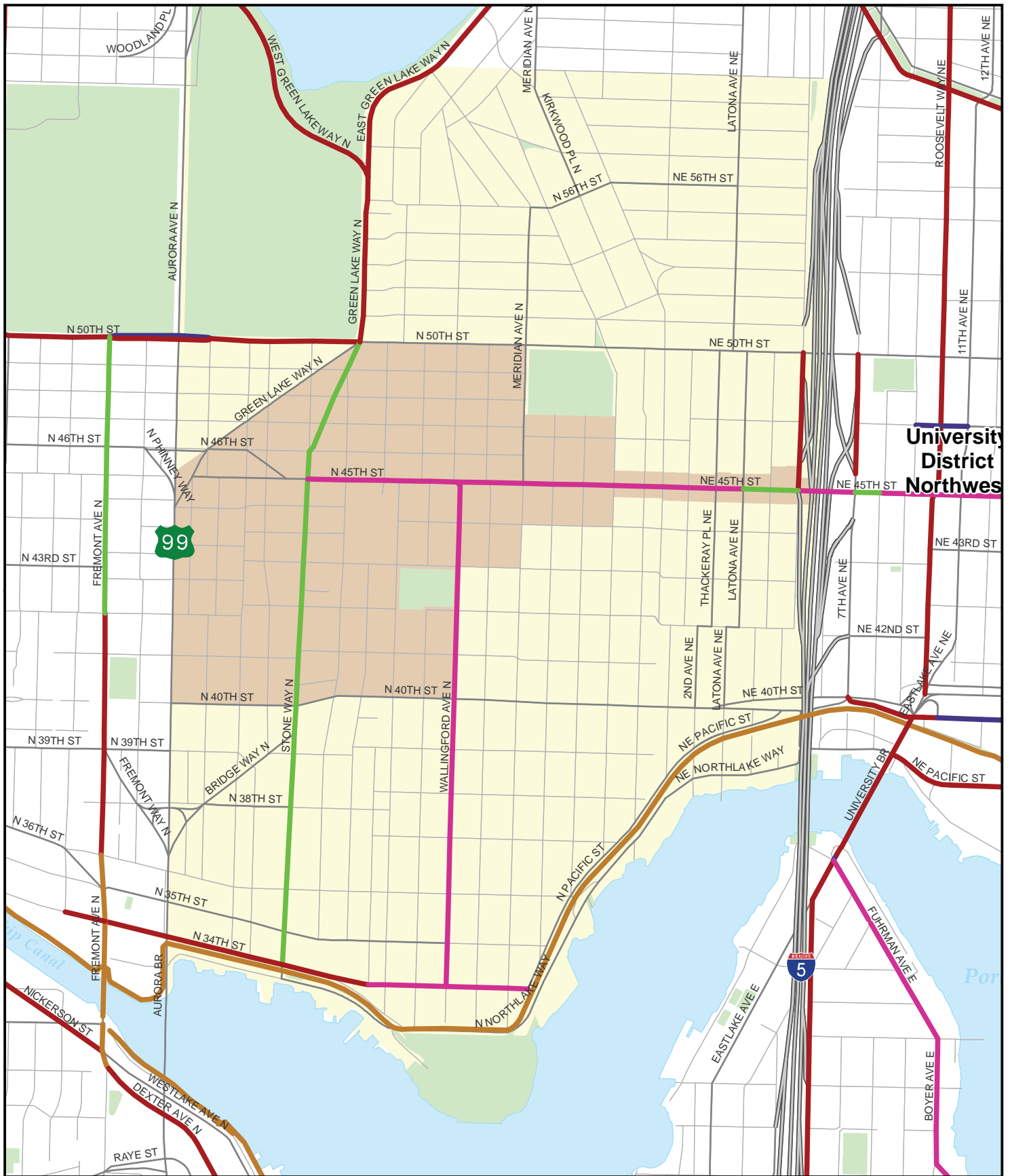


Source: 2000 Census (SF-3 block group estimates)

Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

DRAFT



Wallingford

Existing Bicycle Facilities

- Wide Outside Lane/Paved Shoulder
- Bicycle Boulevard
- Multi-use Trail

- Shared Roadway
- Bike Lanes
- Sharrows
- Climbing Lane

0 0.15 0.3 0.6 Miles



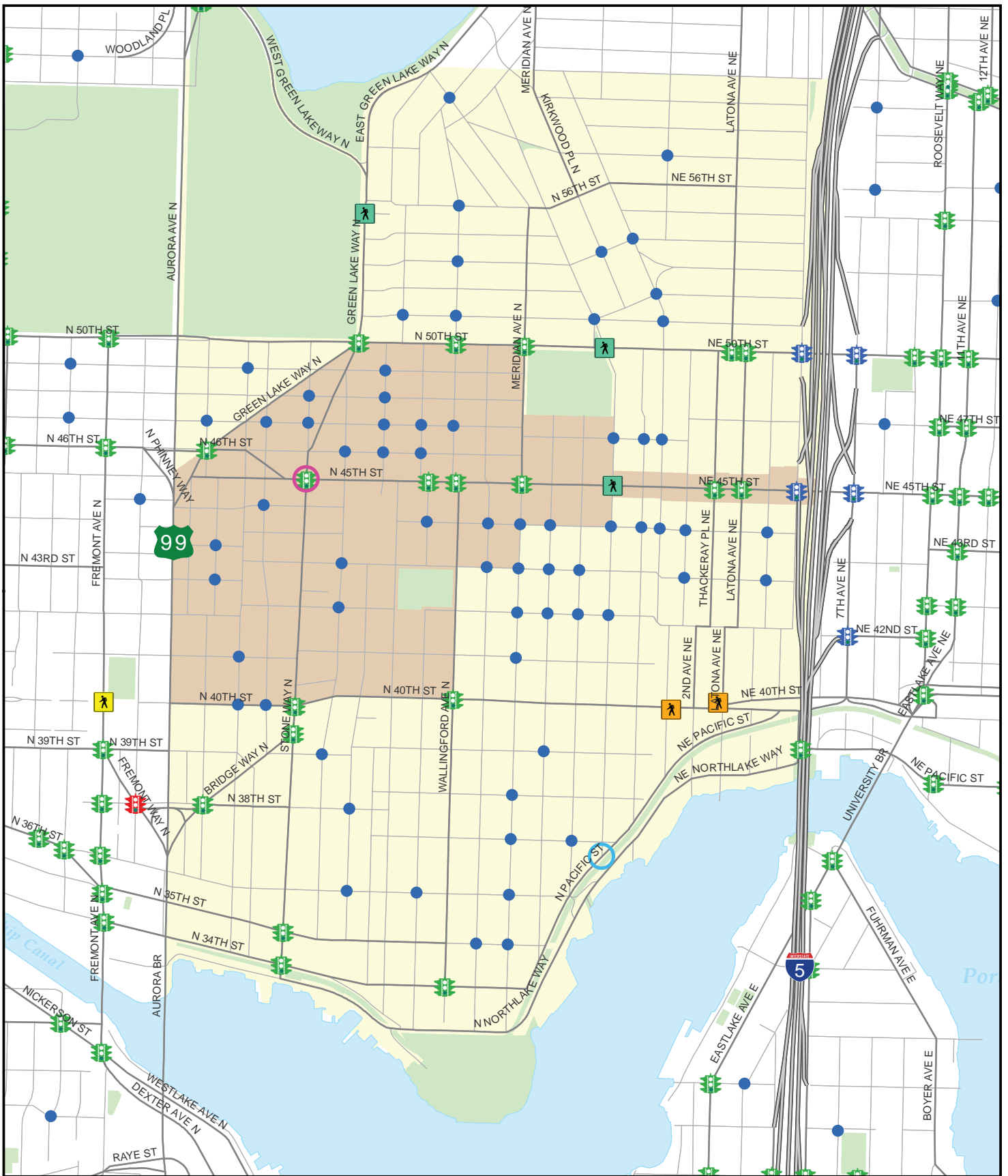
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2 - 3 4 - 6 7 or more



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Wallingford

0 0.1 0.2 0.3 0.4 Miles


NSF Projects

- 2008
- 2009
- Traffic Circle


 SDOT Full Signal

 SDOT Fire Signal

 WSDOT Signal

 Half Pedestrian Signal

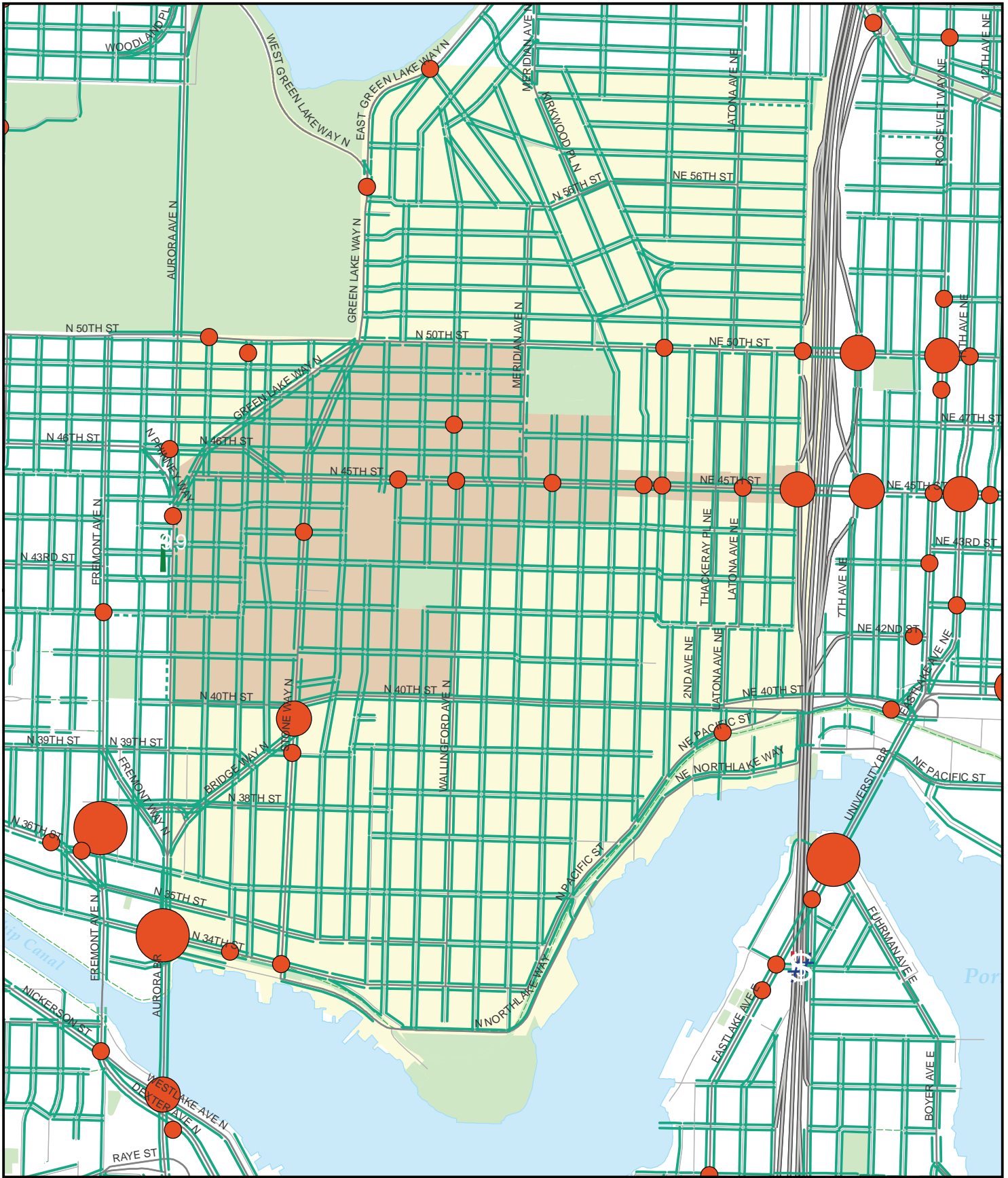
 Mid Block Crosswalk

 School Beacon



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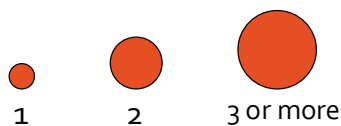


Wallingford

Sidewalks

- Concrete, Asphalt
- Brick, Stone, Paver
- Other
- Walkway

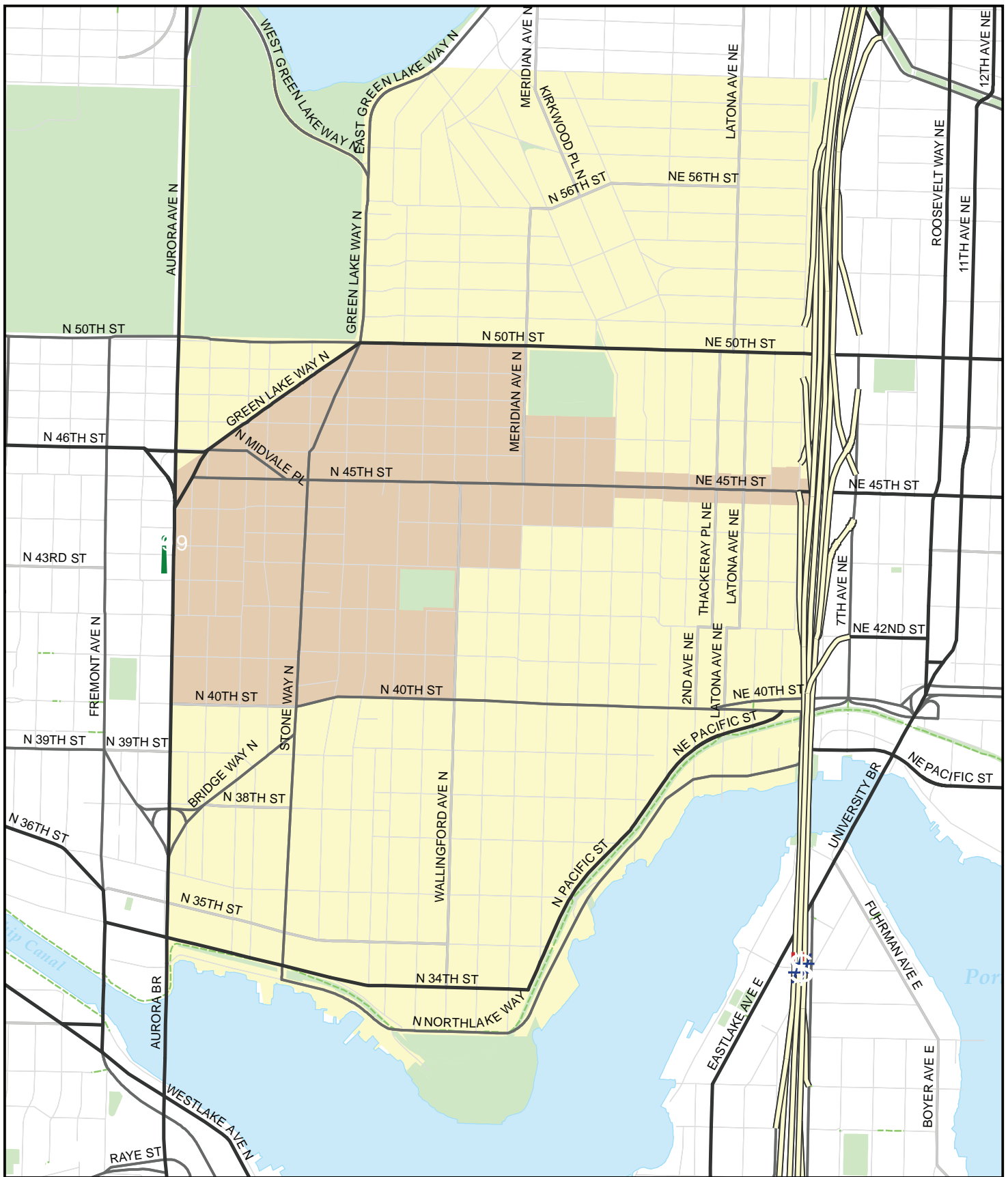
Pedestrian or Bicycle Collisions with Vehicles 2008



0 0.1 0.2 0.4 Miles



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Wallingford

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

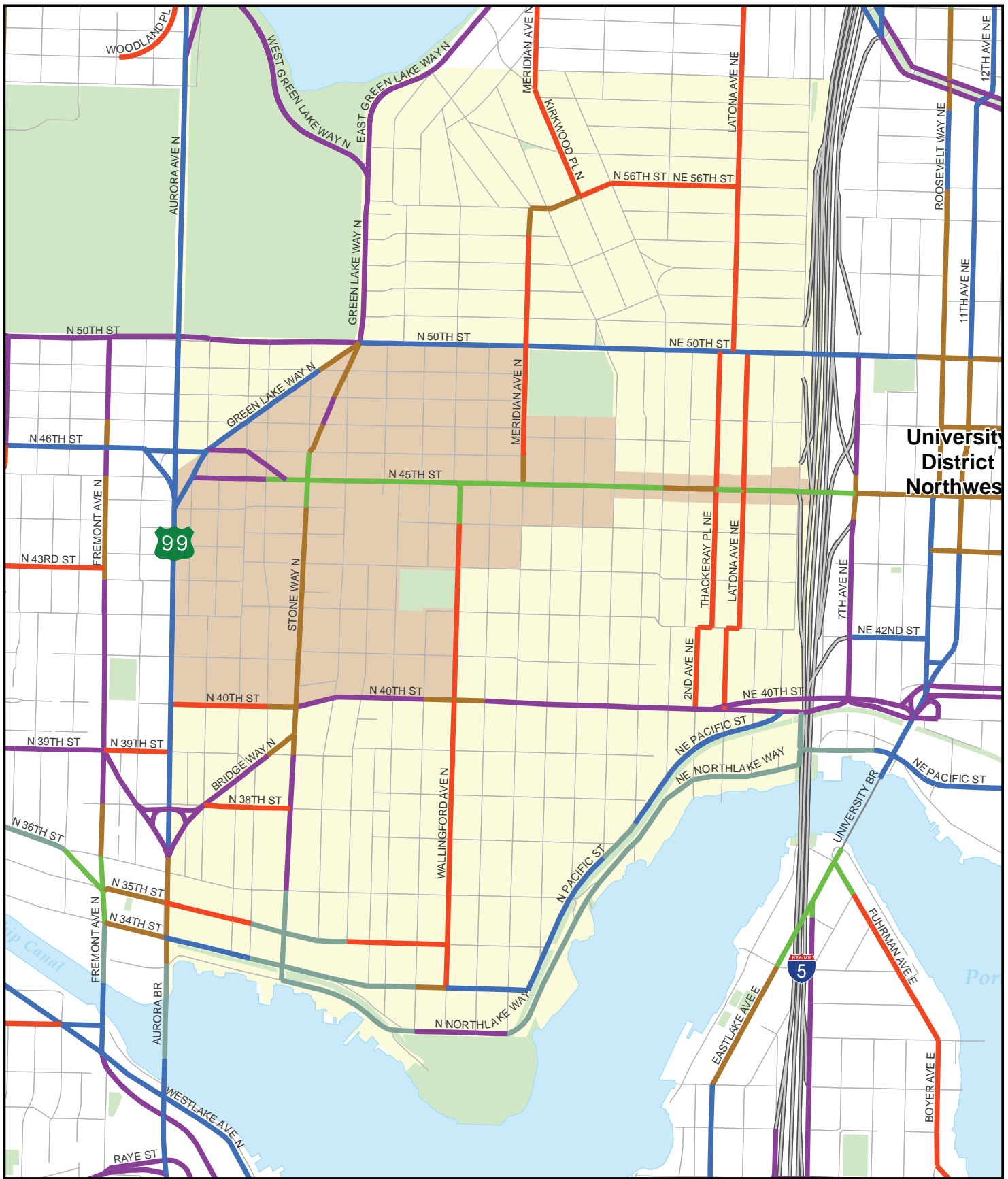
Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.1 0.2 0.4 Miles



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Wallingford

StreetType

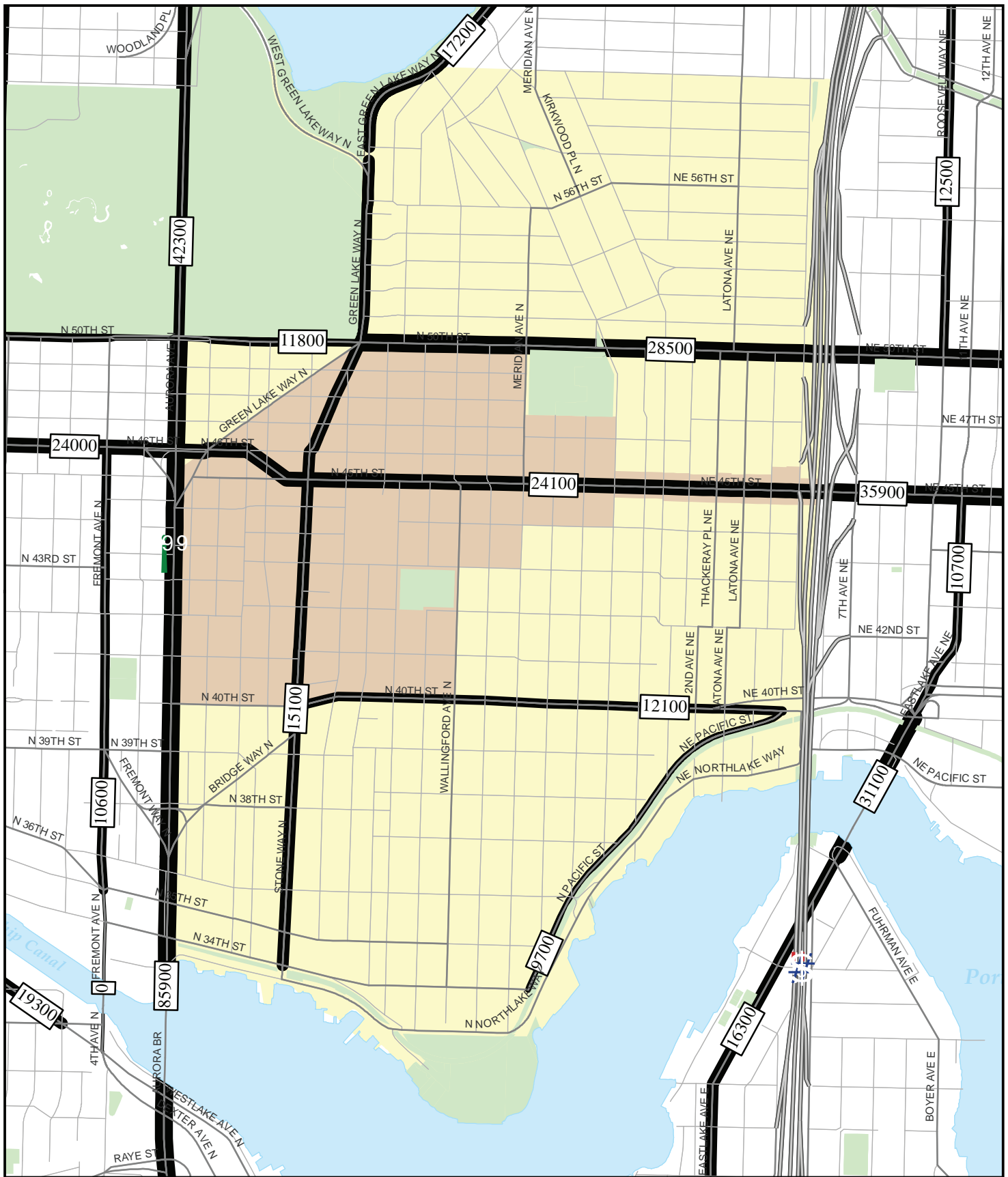
- | | |
|------------------------------------------------------------|--------------------------------------------------------------|
| — Main Street | — Local Connector |
| — Mixed Use Street | — Regional Connector |
| — Commercial Connector | — Industrial Access Street |

0 0.15 0.3 0.6 Miles



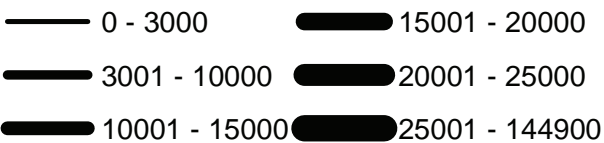
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Wallingford

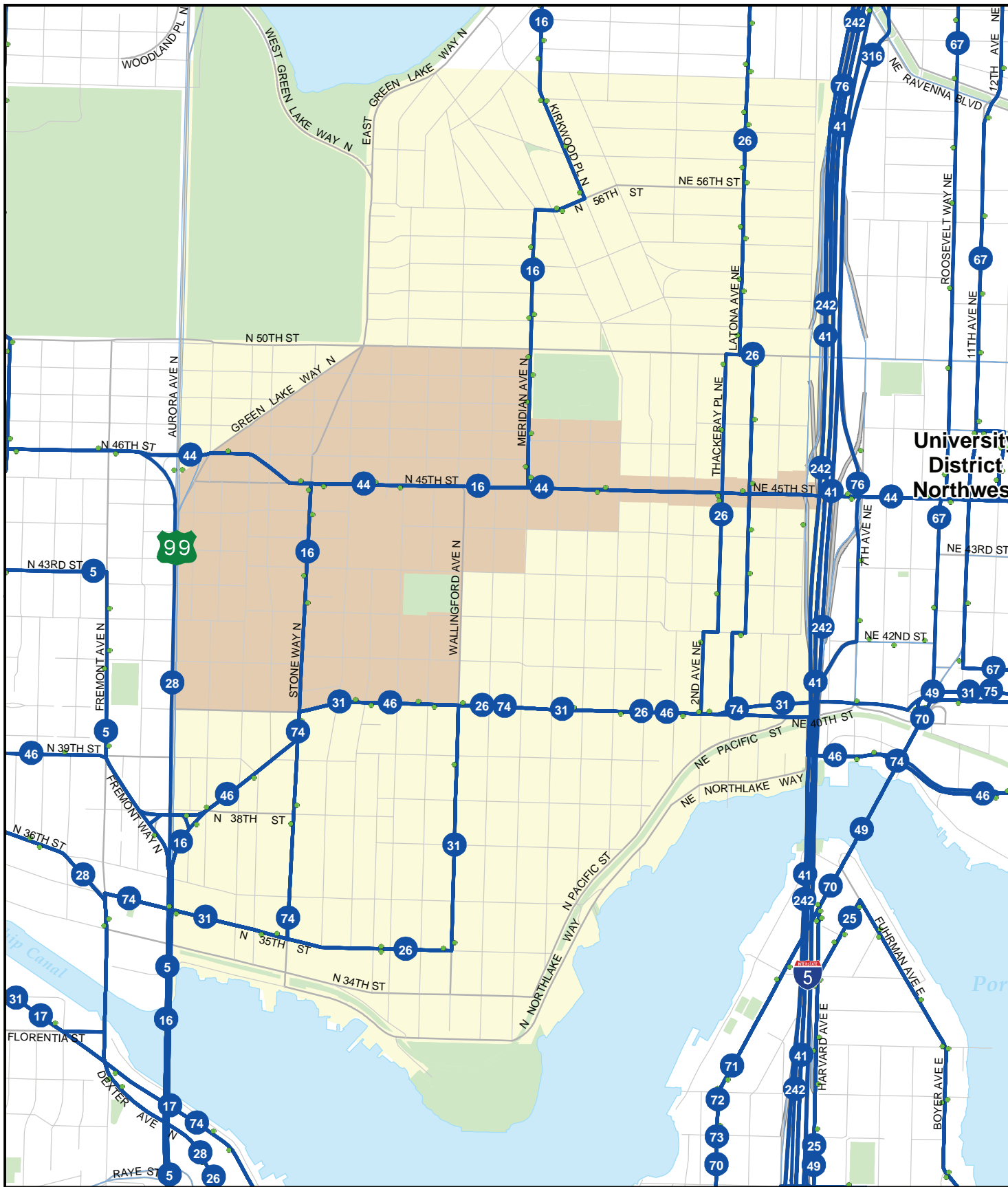
Traffic Flow



0 0.1 0.2 0.4 Miles



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Wallingford

Transit Routes

- 1 Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.1 0.2 0.4 Miles



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WALLINGFORD PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
**Burke Gilman Trail	From NE 145 St south on Lake Washington to Ballard	88						X	
Corliss Place	N 50th St. and Keystone Pl. N	0.1							
**Green Lake Park	7201 East Green Lake Dr N		X	X	X	X	X	X	X
Gas Works Park	2101 N Northlake Way	19.1		X				X	
Keystone Place	N 57th St & Keystone Pl N	0.2							
Meridian Playground	4649 Sunnyside Ave N	6.5		X					
NE 60th Street Park	5th Ave. NE and NE 60th St	0.33							
N. Passage Point Park	600 NE Northlake Way	0.8							
Sunnyside Ave N Boat Ramp	2301 NE Northlake Way	0.5							X
Wallingford Playground	4219 Wallingford Ave N	4.5		X	X		X		X
Woodland Park	1000 N 50th St	90.9		X	X	X	X	X	
*Woodland Park Zoo	700 N 50th St.	90.9							X

* Park is adjacent to Planning boundary

** Portions of the Park are within the Planning boundary

Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy: <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents: <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update <http://seattle.gov/parks/publications/GapReport.htm>

Community Investments

New Usable Open Space since 2001

Since 2001, the Northwest Sector has gained five new parks including the Bitter Lake Reservoir open space development, Greenwood Park, Ballard Commons Park, Linden Orchard Park and Fremont Peak Park which altogether add eight acres of Usable Open Space to the Northwest Sector. Five additional park acquisitions have been made in the Northwest Sector that do not meet Usable Open Space criteria including A.B. Ernst Park in Fremont, the Wallingford Steps in Wallingford and Thyme Patch Park, the 6th Avenue NW Pocket Park and a property at NW 63rd and 17th NW in the greater Ballard area.

- **Gas Works Park** – The Pro Parks Levy provided \$979,450 project costs of planning, design and construction. The project created a separated park space with its own identity that becomes a refuge/sanctuary from the more intensive uses of the rest of the park. The project also provided park improvements with primary emphasis on the undeveloped northwest portion of the park in conjunction with creating a connection to the Wallingford Steps.
- **Northlake Park (formerly 7th Ave. Street End)** – The Pro Parks Levy provided \$204,304 for project costs of planning, design and construction. The University Neighborhood Plan encourages more open space and asked the city to “create a small park at 7th Ave NE street end at Lake Union, perhaps with environmental restoration, hand-held boat launch, and a small seating area.”
- **Wallingford Playfield** – The Pro Parks levy provided \$825,000 for project costs of planning, design and construction. The project provided a perimeter path occasionally lined with benches was constructed around the playfield. Park entrances, with the exception of the southwest corner, were renovated with new entry features. Two new play structures were erected and the wading pool was renovated. All elements are ADA accessible.
- **Wallingford Steps** – A Department of Neighborhoods Opportunity Fund grant was used to hire an architect to develop a design plan. Then the Pro Parks Levy provided \$412,400 for continuing project costs of planning, design and construction. The project provided access from Wallingford to the Burke-Gilman Trail, open space, and ADA access.

Wallingford Residential Urban Village:

Distribution-based Goal: 10,000 square feet within 1/8 to 1/4 mile of all village locations

Because of the Village Open Space at Wallingford Playfield, B.F. Day Playground, Woodland Park and Meridian Playground, most of the Wallingford Residential Urban Village is within 1/4 mile of Usable Open Space. When looking at the 1/8 mile level, gaps in open space appear in the western and northwestern portions of the urban village.

Population-based Goal: 1 acre Village Open Space per 1,000 households

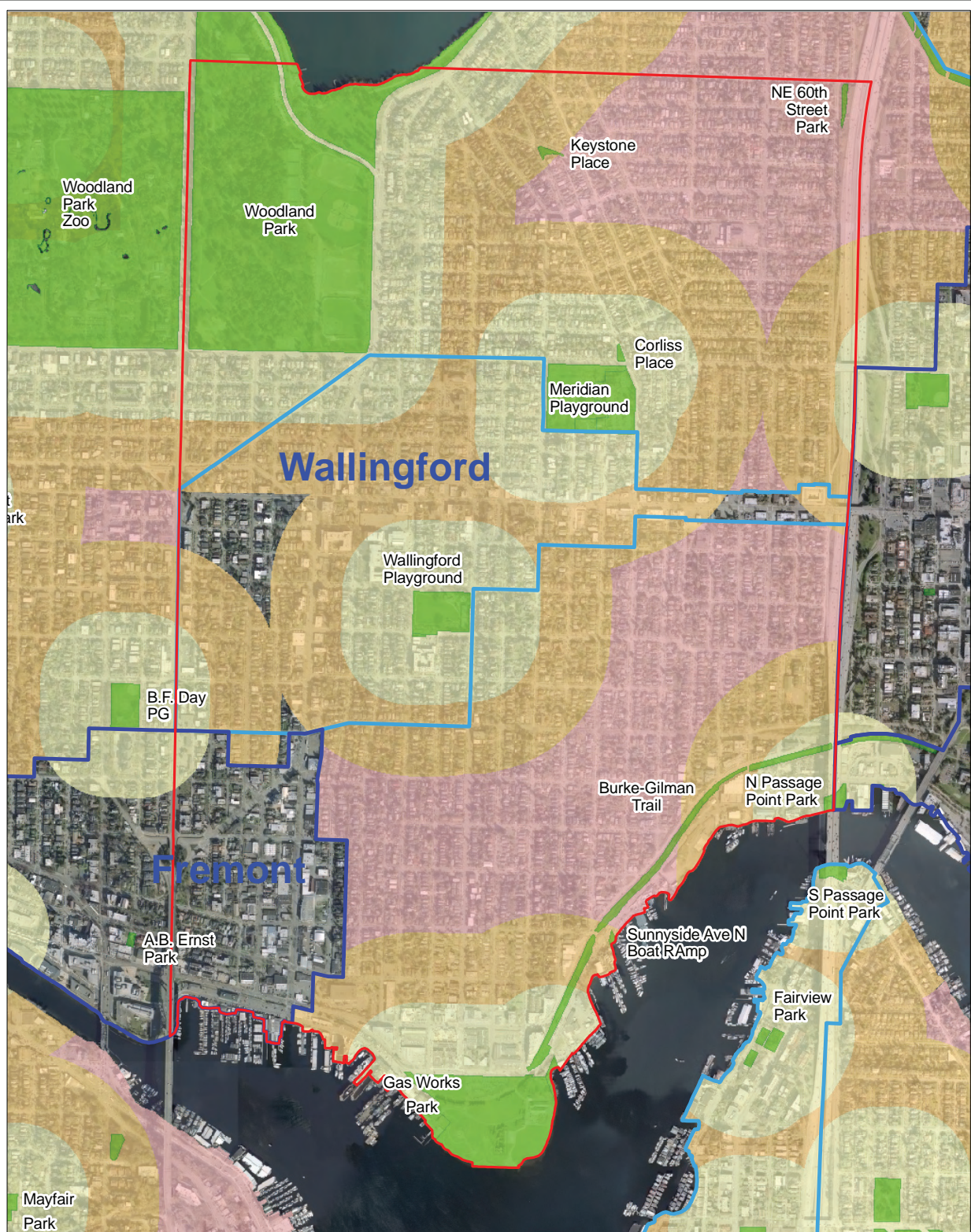
Usable Open Space needed to meet 2004 Open Space Household Goal 2.52 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.92 acres

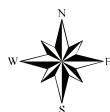
Existing Usable Open Space within Urban Village Boundary 4.49 acres

Existing Usable Open Space within and abutting Urban Village Boundary 11.23 acres

Population-based goal result Goals met



Gaps in Usable Open Space - Wallingford



500 0 500
Feet

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Map date: June 8, 2009
Source:
Port of Seattle, Army Corps of Engineers,
and City of Seattle GIS data.

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Planning Area

Service Area Criteria for Usable Open Space (UOS)

■ 1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

■ 1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

■ 1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

WALLINGFORD CAPITAL FACILITIES & UTILITIES

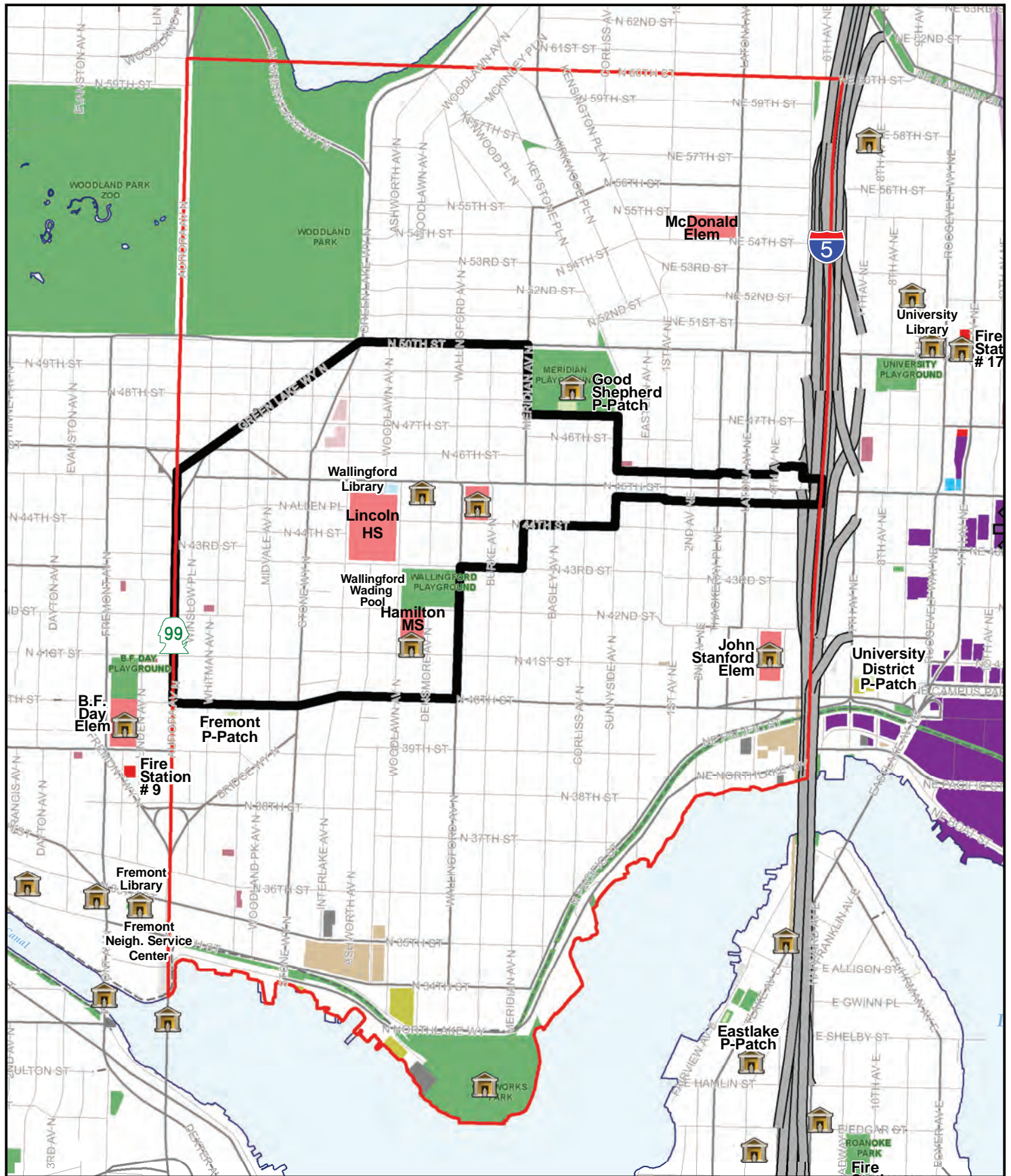
Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 9	3829 Linden Ave N	EMS: 82% in 4 mins, Fire: 82% in 4 mins, Engine Co., Air Supply	
	SFD 17	1050 NE 50th St	EMS: 75% in 4 mins, Fire: 69% in 4 mins, Engine Co., Ladder Co., Battalion	
Police Station	North Pre-cinct	10049 College Way N.	32.12 sq.mi. service rea, faciliyt capacity 16,779 square feet.	
Schools	Bryant El-ementary			
	All 10 Mid-dle Schools			
	All 11 High Schools			
Library	Walingford-Branch Library	1501 N 45th St	2016 sq.ft	
P-Patch	Good Shepherd P-Patch	4618 Bagley Ave. N & N 47th		

Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>



Wallingford

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations At-Grade / Aerial Tunnel

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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WALLINGFORD HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Wallingford – (Greenlake/Wallingford D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,263	\$940	\$1,138	\$1,276
2000 and newer	\$1,494	\$1,035	\$1,430	\$1,591
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$935	\$1,022	\$1,035	\$1,152	\$1,263

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(Ballard/Greelake/Greenwood MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	224	\$395,000	66	\$274,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

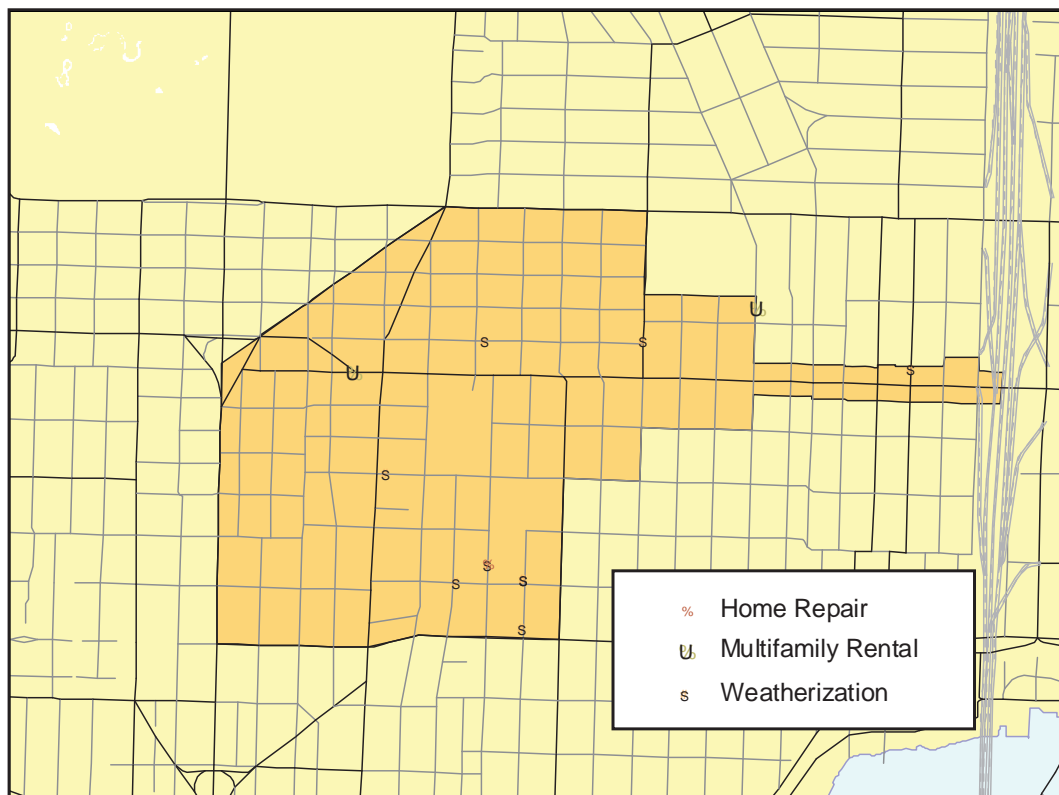
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Wallingford Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Homeownership Assistance	Multifamily Rental	Weatherization
1 unit	2 locations / 76 units	9 locations / 9 units